

## 69 Kedleston Road, Derby, DE22 1FR

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Offers Around £440,000

Freehold

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- Sought-After Location Close to City Centre & University
- Impressive Large Period End-Terraced
- Sold With the Benefit of Two Car Parking Spaces
- Refurbished 2021
- Accommodation Set Over Three Floors
- Communal Areas
- Seven Double Bedrooms
- Five Shower Rooms





## Summary

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EXCELLENT INVESTMENT OPPORTUNITY - Seven bedroom refurbished HMO generating a gross return of approximately 10%.

This is an excellent investment opportunity to acquire a large period terrace on the highly desirable Kedleston Road in Derby.

The property's location gives easy access to all Derby University campuses, in particular the main campus also on Kedleston Road as well as Derby City centre and all its amenities.

The property was refurbished in 2021 and benefits from a new boiler, new kitchen, new shower rooms, electrics and plumbing.

The accommodation is set over three floors and comprises entrance hall with staircase to first floor, two double bedrooms both with en-suite shower rooms and dining kitchen to the rear of the property. The first floor accommodation off the landing features a lounge/tv room with WC off, three double bedrooms and shower room. The second floor accommodation features a landing, two double bedrooms, en-suite shower room and separate WC.

Outside the property benefits from two car parking spaces.

The property is currently let and on a full year full occupancy, generates a gross income of £43,680 with all seven rooms being let at an average of £120 per week. This represents a gross return of approximately 10%.

# F&C

**The Location**

The property's location gives easy access to all Derby University campuses, in particular the main campus also on Kedleston Road as well as Derby City centre and all its amenities.

**Council Tax**

Not applicable for student accommodation.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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#### Derby Office

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69 Kedleston Road  
Derby  
DE22 1FR

Council Tax Band:  
Tenure: Freehold



#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>80</b> |
| (55-68) <b>D</b>                            | <b>58</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |